

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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February 4, 2004

Mr. Steve Flint
City Planner
City of Ione
1 Main Street
Ione, Ca 95640

Dear Mr. Flint:

RE: Review of the City of Ione's Draft Housing Element

Thank you for submitting Ione's draft housing element received for the Department's review on December 8, 2004 along with supplemental revisions submitted on February 3, 2005 via fax and e-mail. As you know, the Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The Department is pleased to find the revised draft element addresses the statutory requirements described in the Department's July 27, 2004 review. The Department appreciates the City's efforts to develop meaningful housing and land-use strategies and address its share of the regional housing need.

The City's housing element reflects a commitment to meet the housing needs of Ione's current and future residents. The Department commends the City for adopting a variety of programs to encourage new units and maintain the existing affordable housing stock. Specifically, the Department recognizes the City's efforts to encourage the development of affordable housing through a reduction in off-street parking requirements (Program 2.4), encouraging infill development through reduced development standards (Program 5.8) and efforts to minimize permit processing times for affordable residential projects (Program 1.5).

However, given the lack of vacant multifamily zoned land, the City should ensure the timely adoption of programs 2.3 and 4.2 which commit Ione to rezone additional sites for multifamily and mobilehome development by December 31, 2005. If these programs are not implemented as specified, the element must be amended to designate alternative sites to accommodate the remaining regional housing need allocation.

Please be aware, the City must also continue to engage all segments of the public in the review and adoption of the element and incorporate information on the City's public participation efforts in the adopted element.

The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates Ione's diligence in revising the housing element to comply with State law and making a commitment to proactively address Ione's housing needs. We especially thank Mr. Mike Martin, of PMC Consultants for his assistance during the course of the review. If you have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Mike Martin, Consultant, PMC Consulting
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates